



West Central Region RR Update

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This newsletter is published by staff from the Remediation and Redevelopment Program of the DNR, to keep interested parties informed about the cleanup and redevelopment of contaminated properties in the West Central Region. We hope this semi-annual publication will strengthen public, private, and community partnerships that support efforts to clean up and return properties to environmentally safe and economically productive uses.

Feature: *Tool Talk*

The RR Toolbox

In each issue of the Update, we provide regional examples of how financial, technical, and/or policy tools are being used to implement cleanups.

Financial Tools:

Site Assessment Grant News

The February 13 deadline for applications to Round 5 of the state's Site Assessment Grant (SAG) program has passed, and a record number of applications have been received. Of 105 applications received statewide, 16 WCR municipalities requested funding for various activities at the sites listed below. SAG awards are expected to be made sometime in May.

- City of Abbotsford -- Abbotsford Municipal Well Contamination
- Town of Mentor -- King St. Property-Village of Humbird (Former Mentor/Humbird School)
- Village of Viola -- Viola Commercial Redevelopment Facility (Former Kickapoo School)
- City of Wausau -- Former Edsomatic Transmission Repair
- City of Onalaska -- National Auto Salvage Site
- Village of Bangor -- Bangor Dutch Creek Redevelopment Site (Former Sprehn Mill/Hussa Brewery)
- City of River Falls -- Former Skoglund-Heutmaker Bulk Plant Property
- Chippewa County -- Former Hotel Royal, City of Stanley
- Chippewa County -- Chippewa Falls Bi Products II
- Trempealeau County -- Former Service Station, City of Whitehall
- Town of Hamburg -- Former Jack's Bar, Marathon County
- Jackson County -- Winnebago South, Black River Falls (Former Home Oil and Jensen Oil & Tire)
- Jackson County -- Winnebago North, Black River Falls (Former Sternaman Oil)
- City of Black River Falls -- Krueger Tire Service
- Village of Boyceville -- Former Menomonie Union Co-op Feed Mill/Gas Station
- City of Hillsboro -- Former E Hagenah Lumber Co.

In other SAG news, a public hearing was held March 16 on proposed changes to ch. NR 168, Wis. Adm. Code, which governs implementation of the SAG program. Through the Department's experience awarding previous grant rounds, several clarifications and improvements have been identified that could help to more clearly and fairly administer the program. Changes are proposed in many sections of the code, including

definitions, allocation of funds, eligible and ineligible activities, grant application and scoring procedures, matching funds, and grant conditions. Changes are anticipated to be in place for Round 6. For details, visit the following webpage on the RR website:
http://dnr.wi.gov/org/aw/rr/wi_regs/index.htm#anchor74198.



Wisconsin Department of Natural Resources
P.O.Box 7921, Madison, WI 53707



Policy Tools: Fee-For-Service Assistance

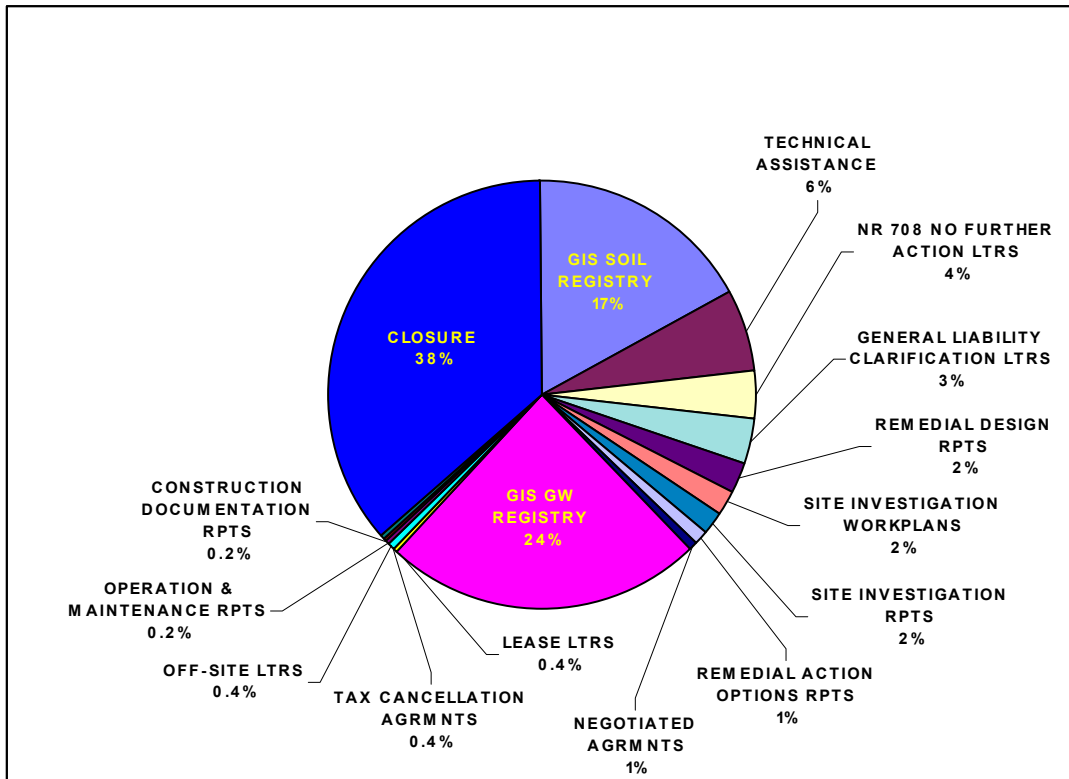
A major initiative in the area of brownfields cleanup and redevelopment in recent years has resulted in significant changes in how the Wisconsin DNR RR Program does business. The types of assistance now provided have been significantly expanded to include not only technical reviews, but liability clarification letters, as well as written cleanup agreements. As the emphasis on certain types of assistance has shifted, so have the mechanisms for funding staff assigned to cleanup and redevelopment work. Here's a historical perspective on how the department's new "fee-for-service" policy of doing business came about.

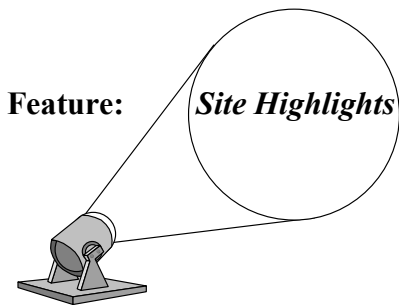
During the last two decades, state agencies including the Wisconsin DNR, relied heavily on federal grants for funding staff positions in the area of environmental cleanup. Beginning in the 1980's, monies from Superfund and from the Leaking Underground Storage Tank (LUST) Program funded many positions. However, over a period of several years, eventual cutbacks in the federal LUST grant began to result in significant reductions in DNR staff.

In 1994, the Land Recycling Law was passed by the State Legislature, creating new brownfields incentives, including the Purchaser Liability Exemption Program (a precursor to today's Voluntary Party Liability Process, or VPLE). In addition, the law gave the department authority to charge fees to cover salaries and expenses for staff reviewing cleanups under the new program. In response, administrative rule ch. NR 750, Wis. Adm. Code, was created, establishing the procedures and criteria the department uses to assess and collect fees for oversight of VPLE cases.

Major new initiatives in the area of brownfields cleanup continued into subsequent biennial budgets. In response, administrative rule ch. NR 749, Wis. Adm. Code, was eventually created to generate additional revenue for funding department staff engaged in cleanup and redevelopment work, as authorized in s. 292.55 (2), Wis. Stats. Last fiscal year, fee-for-service assistance generated more than \$134,000 in revenue in the West Central Region alone. The chart below shows the percentages of total revenues generated in the region by various types of fee-for-service assistance in 2003-2004.

**PERCENTAGES OF TOTAL REVENUES GENERATED IN WCR BY
FEE-FOR-SERVICE ASSISTANCE IN FISCAL YEAR 2003-2004**





Wausau: Chapter II Restaurant

The Chapter II Restaurant sits atop the western edge of the Wisconsin River floodplain on the northwest side of the city of Wausau. The sand and gravel deposits that fill the Wisconsin River valley form the most important aquifer in Marathon County, known as the Wausau Aquifer. This unconfined aquifer is the source of nearly all drinking, irrigation, and industrial water near the Wisconsin River.

In 2001, the city of Wausau annexed the area surrounding the Chapter II Restaurant, and contaminated soil and numerous highly deteriorated buried drums were encountered during the installation of sewer and water pipes at the property.

The contaminated soil and about 30 drums were removed and stockpiled onsite. Subsequent sampling confirmed that hazardous substances, including petroleum volatile organics compounds (VOCs) and polychlorinated biphenyls (PCBs), had been released to the surrounding soil. Additional buried drums were also visible on both sides of the excavated trench. Although the source of the buried drums was unknown, the current property owner contributed approximately \$30,000 to initial cleanup efforts.

Because of remaining concerns about potential migration of contaminants to groundwater, the WDNR was then tasked by the U.S. EPA to conduct a Preliminary Assessment at the site, under the authority of the Comprehensive Environmental Response Compensation Liability Act (CERCLA), also known as Superfund. The purpose of this assessment was to collect information concerning conditions at the site, sufficient to assess the threat posed to human health and the environment and to determine the need for additional CERCLA or other action.

The department utilized EPA's Technical Support Group to conduct a magnetometer study, which would estimate the number and extent of buried drums remaining. Federal staff also provided laboratory support to determine the contents of the material in the excavated drums. Elevated levels of PCBs were discovered, along with petroleum and chlorinated liquids.

In September, 2003, EPA and their contractor, Environmental Quality Management, arrived at the site to begin a removal action. A total of 102 deteriorated drums were removed along with 1,498 tons of contaminated soil. Any liquids remaining in partially-intact drums, together with liquids which had seeped into nearby soils, were pumped to 19 new 55-gallon drums for testing and appropriate disposal, depending upon their hazardous characteristics. Six of the 19 drums were characterized as hazardous waste and sent for incineration. The remainder of the drums, together with the deteriorated drum carcasses and the contaminated soil, were sent to Cranberry Creek Landfill in Wisconsin Rapids.



Dewatering and pumping of liquid from excavated soil at Chapter II Restaurant. Above, deteriorated drum carcasses are visible within the stockpiled soil. Photo by R. O'Leary, WDNR.

The removal of the buried drums and impacted soil was successful in mitigating releases of petroleum VOCs and PCBs to the surrounding soil within the area of excavation. The potential for infiltration of contaminants to groundwater was assessed, as was the potential for runoff of contaminants to surface water. Fortunately, it was concluded that the potential for either was extremely low. The EPA is currently considering continuing efforts to identify the parties responsible for burial of the drums.

Adams County: Feiler Property

Redevelopment efforts that receive the greatest share of media attention and public recognition are often those highly visible sites that have required substantial investments of resources. Likewise, the rewards of redevelopment are most often measured in primarily economic terms. It should not be overlooked, however, that many smaller, less visible efforts are successfully carried out every day, returning rewards that may be less tangible, but are no less satisfying. The efforts carried out at the former Feiler property in Adams County serve as a good example.

The former Feiler property is located on County Road Z in the Town of Quincy. In the early 1950's, the property was the site of a bar, grocery store, and gas station, serving boat and car traffic along the scenic shores of Castle Rock Lake. The grocery store later closed, the bar was expanded, and a restaurant business was added. The restaurant/bar burned down in 1979. The property was eventually abandoned and fell into disrepair and tax delinquency.



Miscellaneous debris in abandoned garage.
Photo by Midwest Engineering Services, Inc.

Adams County acquired the Feiler property in 2000 via a tax deed through foreclosure, after all attempts to contact the former owners failed. Two underground fuel storage tanks and associated piping were thought to exist on the site, and there were concerns about possible contamination around the former gasoline dispenser island. Adjacent to the site were a number of residential properties, each with a private water supply well.

In February of 2003, Adams County was awarded a Site Assessment Grant (SAG) from the WDNR to conduct a Phase I Environmental Assessment, remove underground storage tanks and abandoned containers, and demolish

remaining buildings containing asbestos. The work was conducted the following summer, at a total cost of about \$15,000. The property is now a prime commercial site, which will be offered for sale by Adams County at a future date.



The site, located on the shores of Castle Rock Lake, is now vacant commercial property.
Photo by Midwest Engineering Services, Inc.

The full value of the cleanup and redevelopment of this property will only be known after the site has been marketed and fully redeveloped. However, the value to residents of the area is already evident from the hand-written note received by a consultant to the project:

August 11, 2003
Dear Jeff -
Thank you - on behalf of all our
block - for the clean-up project at
Cty Z + Duck Creek Dr. Vision enacted
is a wonderful thing - and your activity
has truly improved the Quality of Life in
our Adams County neighborhood. Thanks again.
Your sidewalk supervisor - John Glat

August 11, 2003

Dear Jeff -

Thank you on behalf of all our
block—for the cleanup project at Cty. Z &
Duck Creek Dr.

Vision enacted is a wonderful thing—
and your activity has truly improved the
quality of life in our Adams County
neighborhood. Thanks again.

Your sidewalk supervisor,
J. S.

Current RR Issues and Events

WCR Hosts Consultant Days Events

The West Central Region RR Program staff is sponsoring a series of half-day seminars designed for environmental consultants dealing with contaminated properties. The seminars will be held during the month of May at DNR Service Centers around the region. Locations, agenda topics and registration materials are available at

<http://dnr.wi.us/org/aw/tr/general/calendar.htm>.

For additional information, please contact Mae

Willkom at 715-839-3748, or
mae.willkom@dnr.state.wi.us.

Further Changes in Service Center Hours

The continuing reductions in staff due to state budget cuts have again prompted changes in DNR service center hours. Effective February 23, 2004, the La Crosse Service Center will now be closed on Mondays, and open Tuesday through Friday from 8:15 – 1p.m. and 2 – 4 p.m. DNR staff will continue to be available at their individual telephone numbers or e-mail addresses during normal business hours.

Title	Name	DNR Office	Telephone
RR Team Supervisor	Bill Evans	Eau Claire	(715) 839-3710
Program Assistant	Ann Hake	Eau Claire	(715) 839-2784
Spills Coordinator	John Grump	Eau Claire	(715) 839-3775
Land Recycling Specialist (Brownfields)	Loren Brumberg	Eau Claire	(715) 839-3770
Hydrogeologist/Brownfields Outreach LTE	Mae Willkom	Eau Claire	(715) 839-3748
Hydrogeologist DOT LTE	Kitt Siegfried	Eau Claire	(715) 839-2781
GIS Specialist LTE	Gloria Koroghlanian	Eau Claire	(715) 831-3260

LTE – Limited-Term Employment

DOT – Department of Transportation

GIS – Geographic Information Systems

County	Petroleum Contamination Contact			Environmental Repair (non-petroleum contamination) & Brownfields Redevelopment Contact, if different		
	Hydrogeologist	DNR Office	Telephone	Hydrogeologist	DNR Office	Telephone
Adams	Tom Hvizdak	Wisconsin Rapids	(715) 421-7850	Dave Rozeboom	Wisconsin Rapids	(715) 421-7873
Buffalo	Tom Kendzierski	Eau Claire	(715) 839-1604	Joe Traynor	Eau Claire	(715) 839-1603
Chippewa	Pat Collins	Baldwin	(715) 684-2914	John Grump	Eau Claire	(715) 839-3775
Clark	Tom Kendzierski	Eau Claire	(715) 839-1604	Jack Eslien	Eau Claire	(715) 839-3738
Crawford	Dave Rozeboom	Wisconsin Rapids	(715) 421-7873	Dave Carper	La Crosse	(608) 785-9973
Dunn	Pat Collins	Baldwin	(715) 684-2914	Doug Joseph	Eau Claire	(715) 839-1602
Eau Claire	Pat Collins	Baldwin	(715) 684-2914	Doug Joseph	Eau Claire	(715) 839-1602
Jackson	Eileen Kramer	Eau Claire	(715) 839-3824	Same		
Juneau	Dave Rozeboom	Wisconsin Rapids	(715) 421-7873	Same		
La Crosse	Tom Kendzierski	Eau Claire	(715) 839-1604	Dave Carper	La Crosse	(608) 785-9973
Marathon	Dave Rozeboom	Wisconsin Rapids	(715) 421-7873	Lisa Gutknecht	Wausau	(715) 359-6514
Monroe	Tom Kendzierski	Eau Claire	(715) 839-1604	Same		
Pepin	Pat Collins	Baldwin	(715) 684-2914	Same		
Pierce	Pat Collins	Baldwin	(715) 684-2914	Joe Traynor	Eau Claire	(715) 839-1603
Portage	Tom Hvizdak	Wisconsin Rapids	(715) 421-7850	Lisa Gutknecht	Wausau	(715) 359-6514
St. Croix	Pat Collins	Baldwin	(715) 684-2914	Same		
Trempealeau	Eileen Kramer	Eau Claire	(715) 839-3824	Same		
Vernon	Tom Kendzierski	Eau Claire	(715) 839-1604	Dave Carper	La Crosse	(608) 785-9973
Wood	Tom Hvizdak	Wisconsin Rapids	(715) 421-7850	Same		

WCR RR Update is published by the Wisconsin Department of Natural Resources Bureau for Remediation and Redevelopment.

This document contains some information about certain state statutes and rules but does not include all of the details found in the statutes/rules. Readers should consult the actual language of the statutes/rules to answer specific questions.

The Wisconsin Department of Natural Resources provides equal opportunity in its employment, programs, services and functions under an Affirmative Action Plan. If you have any questions, please write to Equal Opportunity Office, Department of Interior, Washington, D.C. 20240

This publication is available in alternative format upon request. Please call 608-267-3543 for more information.

For More Information

To order this and any other publications, or to find out more information about the Remediation and Redevelopment Program, please check our web site at <http://dnr.wi.us/org/aw/r/>.